

**CITY OF FREDERICK
BOARD OF ZONING APPEALS
PROJECT STAFF REPORT**

March 25, 2014

PROJECT INFORMATION

AGENDA ITEM:	B
NAME OF PROJECT:	222 W. Patrick Street
TYPE OF PROJECT:	Conditional Use
CASE NUMBER:	ZBA14-109CU
OWNER:	McCaskill Properties LLC
APPLICANT:	Hailfellow Mead Company C/O Stephen Gray
PROJECT ADDRESS:	222 W. Patrick Street
PHONE:	443-980-0577
ZONING:	DB (Downtown Business/Residential) HPO (Historic Preservation Overlay)
REVIEWED BY:	Jeffrey D. Love
DATE:	March 18, 2014
PROPOSED ACTION:	The Applicant is requesting conditional use approval in accordance with Sections 308, 312, and 857 of the Land Management Code to establish a winery.
EXHIBITS:	Exhibit 1, Application Exhibit 2, Supplemental Response

BACKGROUND INFORMATION

The subject property is zoned Downtown Business/Residential (DB) and lies within the Historic Preservation Overlay (HPO). The existing structure is a two-story, 1,238 sf duplex and the property area is 3,520 sf according to the State Department of Assessments and Taxation data. Other DB zoned properties lie to the north, east, and west of the property and DR (Downtown Residential) properties lie to the south. A small unpaved parking area lies to the rear of the structure and offers five (5) or so spaces. Metered on-street spaces are offered on W. Patrick Street in front of the building. The winery proposes to occupy the first level of the building, which is currently unoccupied.

STAFF COMMENTS & ANALYSIS

Section 308 of the Land Management Code (LMC) allows the Zoning Board of Appeals to authorize conditional uses included in Article 8, the *Supplemental Use Regulations*, of the LMC only when the Board finds that all of the following conditions exist:

1. The proposed use is in harmony with the purpose and intent of the Comprehensive Plan and the LMC.

Applicant responds: The proposed use is in harmony with the Land Management Code, as the proposed use is for a winery. This winery will be located at 222 West Patrick Street, which is in a DB zoned district, and is eligible for the establishment of this type of business as a conditional use.

With regards to the Comprehensive Plan for the City of Frederick, this proposed business is in harmony with the purpose and intent in the following ways:

- **Economic Development:** *This project will take advantage of Frederick's location and more specifically, this high traffic area of West Patrick Street, to help bring new sales to the city by offering unique and interesting product. There are many wineries located within Frederick County, and only one other winery located within the city limits. These wineries focus on traditional grape wine, whereas this project will specialize and sell mead (honey wines) and mead variations. It is the hope of this project to draw customers in by piquing their interest, and keeping them by offering a high quality and great tasting product. This will allow for increased tax revenue for the city, as well as increased employment, as the intention is the eventually bring on staff to help maintain operations.*
- **Community Character:** *As this location is located right on the busy section of West Patrick Street, aesthetics will be especially important when it comes to drawing customers in. It is the intention of this project to respect its location and maintain and provide an attractive and traditional storefront.*
- **Land Use:** *This project will be in accordance with the land management code for the city of Frederick, as it will be a "conditional use" with the DB (Downtown Business) zoned area.*

Staff responds: The subject property is zoned DB (Downtown Business/Residential) and lies within the HPO (Historic Preservation Overlay) where a winery is permitted as a conditional use in accordance with §404(a), Table 404-1, *Use Matrix*. The 2010 Comprehensive Plan identifies the property within the Central Business District. The plan notes that the goal of this district is to contribute to the economic vitality of the City through the continued promotion of historic preservation, the arts, neighborhood amenities, and appropriate design. Additionally, the Economic Development Element policies recommend support for small business and entrepreneurs and enhancement of the Downtown's role as a hub of government, arts, culture, and commerce.

Further, Staff would note that the provisions of the LMC specifically suggest a preference

for the continued proliferation of commercial uses in previously occupied residential spaces as is proposed. Section 817 of the LMC contains conditional use provisions which allow for the inverse (conversion of first floor commercial space to residential) ONLY when it has been determined that the commercial use is no longer viable. From this, Staff would conclude that the preference is for active first floor uses in the downtown which will be achieved by this proposal.

Based on the above, Staff finds that the establishment of winery is consistent with the purpose and intent of both the Comprehensive Plan and the LMC.

- 2. The characteristics of the use and its operation on the property in question and in relation to adjacent properties will not create any greater adverse impact than the operation of any permitted use not requiring conditional use approval.**

Applicant responds: It is the intention of this project to cause no adverse impact for the adjacent properties, beyond what may be caused by a permitted use for this property. Production of wine will be contained entirely within the premises, and any deliveries for supplies, ingredients and equipment will take place during normal business hours and only as needed.

Retail operations will occur just as they would for any other approved use, including as they would for a liquor store, which is a permitted use within the DB zone. Product purchased by customers will be for off-site consumption only. There will be no entertainment, or food service, and only onsite consumption will be with tastings and samplings. There will be no large scale tastings events taking place at the site of the winery, as these will be reserved for offsite events arranged by the Maryland Wine Association, such as the Maryland Wine Festival.

Staff responds: The DB zoning permits a variety of the commercial uses such as theaters and restaurants, which can generate significant pedestrian and vehicular traffic as well as parking demands. The proposed winery through compliance with the criteria outlined in §857 would operate at levels less than or similar to other permitted uses in the district.

- 3. That the proposed activity will comply with all conditions and requirements set forth in Article 8 of this Code.** In the case of wineries, §857 outlines the conditions as follows:

- a. A winery shall comply with all regulations of the Maryland Annotated Code, Article 2B, and the Frederick County Alcoholic Beverages Regulations, including but not limited to any licensing provisions, and the applicant shall submit copies of all such licenses with the Conditional Use Application.**

Applicant responds: Included with this application is a copy of the approved Articles of Organization for the LLC. Upon receipt of approval of conditional use with the ZBA, all other necessary licenses and permits will be obtained on the Federal, State and Local

levels. These licenses include the necessary city zoning permits and occupancy certificates, the Winery license and Class A Light Wine License with the Maryland Comptroller's Office, and the Bonded Winery permit with the Federal TTB (Alcohol and Tobacco Tax and Trade Bureau). Upon receipt of all necessary licenses and permits, copies will be provided to the ZBA.

Staff responds: The Applicant has not provided the required licenses at this time, but intends to seek approval and issuance of all required licenses after conditional use approval. Due to the nature of approval sequencing, Staff is agreeable to the required licenses being provided as a condition of approval.

- b. Except in the DB and MU zoning districts, the closest point of a winery structure may not be located less than 500 feet from a residentially zoned lot. The Board may waive this criterion if the applicant demonstrates that adequate screening or buffering will be provided by other commercial structures, roadways, or trees to ensure the winery will not have a substantial adverse impact on adjacent neighborhoods or residential properties.**

Applicant responds: Section B states that the winery structure may not be located less than 500 feet from a residentially zoned lot except in the DB and MU zoning districts. Due to the fact that the proposed location for this project is within the DB (Downtown Business) zoned area, this would not apply. However, the zoning map for the City shows that a buffer between this project and residentially zoned area is present, as the immediate area surrounding the proposed space is also zoned DB.

Staff responds: Staff concurs with the Applicant's response. The subject property lies in the DB district and therefore, this criterion is not applicable to this application.

- c. Live entertainment, retail sales, tasting rooms, food service are permitted as part of the winery operations, however, area dedicated to these uses cannot comprise more than a total of 40% of the total square footage of a winery**

- 1. Entertainment – The Board will specify in its approval of a winery the type of entertainment and days of the week and hours of the day in which entertainment is to be performed. Entertainment which includes sexual conduct, nudity, or obscenity is prohibited.**

Applicant responds: Tastings and retail sales will occur at the site of the project, and the space devoted to this purpose will be approximately 169 square feet of the available 488 square feet. This is less the 40% of total square footage allowable per this section. Due to the size of the space, there will be no live entertainment or food service provided as part of this project.

Staff responds: The Applicant has demonstrated through the attached floor plan that less than 40% of the floor area will be used for tastings and retail sales. As stated, no entertainment or food service is being provided. It should be noted that in the future, should the Applicant seek the to establish entertainment, they would to seek approval from the ZBA prior to scheduling.

- d. **The application for a winery as a conditional use must include a scaled building floor plan showing all components of the winery operations and the square footages of each area. The floor plan must depict the following: ingress and egress points, manufacturing, storage, parking and loading, offices, public areas for tours, tasting, events, restrooms, and retail sales. Any areas outside of the building (patios, terraces, plazas, etc.) to be used for events and tastings must also be shown and the dimension of these areas provided.**

Applicant responds: Included with this conditional use application is a floor plan which shows all components of the winery operations and their respective square footage. There will be no areas outside of the building that will be used for events. Due to the location of the project, the minimum parking standard does not apply per Article 6, Section 607, Figure 607-1. However, a satellite view from Google Maps is being included in the application, which shows metered parking along West Patrick Street, as well as a common area parking lot behind the building that will be accessible on a first come, first serve basis.

Staff responds: The required floor plans have been provided with the application. No additional parking is required for the change of use on the site per §607(c)(3)(A), rather than §607(c)(2) and Figure 607-1 referenced by the Applicant. No outside areas are proposed to be used for events.

- e. **The applicant shall provide guarantees as deemed necessary by the Board that the winery will not constitute a nuisance because of noise or other activities associated with the use.**

Applicant responds: As the applicant, I guarantee that this project will not constitute a nuisance because of noise or other activities. Due to the fact that no entertainment or food service will be provided, I do not believe this will be an issue. Also, no full glasses or bottles of wine will be sold for onsite consumption. The only consumption will be for the purposes of tastings/samplings and these quantities will be small.

Staff responds: Based on the Applicant's response, appropriate measures and guarantees have been provided to ensure the use does not constitute a nuisance.

- f. **Special events at a winery are permitted in all zoning districts in accordance with the temporary use provisions of Section 867 for public assemblies. Prior to each event, the Applicant must obtain a zoning permit form the Building Department. The permit application must**

demonstrate that appropriate on or off-site parking arrangements have been made for event parking. The Applicant must also demonstrate that the special event will not have a substantial adverse impact on adjacent properties. In residential districts or on properties abutting residential zoning districts, no more than four special events per year are permitted.

Applicant responds: For any special events that may take place outside of the premises of the winery, Section 867 of the LMC will be followed and all necessary permits and requirements will be obtained before proceeding.

Staff responds: As noted in the Applicant's response, all requirements and procedures will be followed in the case of a temporary event in accordance with §867.

Lastly, as described in Section 312(e) of the LMC, in the decision making process the Zoning Board of Appeals should consider the following to the extent that they apply to the application:

- 1) The purpose, application, interpretation and standards of the LMC;
- 2) The applicable standards established in Articles 8 and 9 of the LMC;
- 3) The applicable legal standards;
- 4) The orderly growth and improvement of the neighborhood and the community;
- 5) The most appropriate use of land and structures in accordance with the Comprehensive Plan;
- 6) Facilities for sewer, water, transportation, and other services and the ability of the City/County to supply these services;
- 7) The limitations of firefighting equipment and means of access for fire and police protection;
- 8) The effect of such use on the peaceful enjoyment of people in their homes
- 9) The number of people residing, working, or studying the in the immediate area in order to prevent overcrowding or overconcentration of similar uses;
- 10) The type, character, and use of structures in the vicinity especially where people are apt to gather in large numbers such as schools, churches, theaters, hospitals and the like;
- 11) Traffic conditions including pedestrian facilities and parking facilities;
- 12) The preservation of cultural and historic landmarks;
- 13) The conservation of property values;
- 14) The effect of odors, dust gas smoke fumes vibration glare or noise on surrounding properties;
- 15) The contribution that the building, use or addition would make to towards the deterioration of areas and neighborhoods;
- 16) The objectives of the forest conservation ordinance.

STAFF RECOMMENDATION

FINDINGS OF FACT

- The subject property is located in the DB zoning district as well as the Frederick Town Historic District Historic Preservation Overlay (HPO).
- The subject property is currently an owner-occupied, single family residence.
- The Applicant has requested approval of a conditional use to allow for the establishment of a winery.
- The Zoning Board of Appeals may authorize a *winery* as a conditional use per Section 404, Table 404-1 of the LMC, entitled the *Use Matrix*, pending a finding of compliance with the applicable criteria established in Sections 308, 312, and 857 of the LMC.
- The 2010 Comprehensive Plan identifies the property within the Central Business District. The Plan notes that the goal of this district is to contribute to the economic vitality of the City through the continued promotion of historic preservation, the arts, neighborhood amenities, and appropriate design.

STAFF RECOMMENDATION

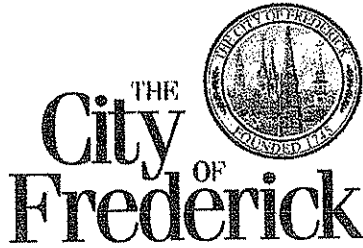
Based upon the findings of fact, Staff recommends approval of the conditional use request for a winery finding that:

1. The policies and regulations found in both the 2010 Comprehensive Plan and the Land Management Code (LMC) support the use of the property as a winery.
2. The characteristics of the winery and its operation on the property in question may create additional impacts such as increase pedestrian or vehicular traffic and parking needs; however, compliance with the criteria established under Section 857 of the LMC will ensure that the proposed use will not create a greater adverse impact than any use permitted by right in the DB district.
3. The proposed use of the property complies with the provisions of Article 8, Section 857 entitled *Winery* based on the following:
 - a. The Applicant has provided guarantees that the winery will comply with all regulations of the Maryland Annotated Code, Article 2B, and the Frederick County Alcoholic Beverages Regulations, including but not limited to any licensing provisions, and the Applicant will submit copies of all such licenses subsequent to the conditional use approval.
 - b. The property is located in the DB district and is not subject to locational restrictions due to proximity to a residential district.
 - c. Areas dedicated to retail sales and tasting rooms do not comprise more than 40% of the total square footage of the structure to be used to in be used in concert with the winery.
 - d. The application includes a scaled building floor plan showing all components of the winery operations and the square footages of each area. No areas outside of the building are intended to be used for events and tastings.

- e. The Applicant has provided guarantees as deemed necessary by the Board that the winery will not constitute a nuisance because of noise or other activities associated with the use.
- f. The Applicant has provided guarantees that all requirements and procedures will be followed in the case of a temporary event in accordance with §867.

With the following conditions of approval:

- 1. In accordance with Section 312(g), the Applicant must apply for and receive a zoning certificate lawfully establishing the use of winery within 2 years of the approval or the approval shall become void.
- 2. The Applicant will submit copies of all necessary licenses required under the Annotated Code of Maryland and the Frederick County Alcoholic Beverages Regulations.



For Official Use Only	
ZBA Case Number:	161-109
Hearing Date:	3/25/14
Ad Date:	
Amount Paid:	\$
Date Paid:	2/14/14

Planning Department * 140 W. Patrick Street * Frederick, Maryland 21701 * 301.600.1499

ZONING BOARD OF APPEALS CONDITIONAL USE APPLICATION

Please legibly print or type the following application in its entirety. Incomplete applications will not be accepted. Submit the twelve (12) copies of this application, and any supporting information, along with appropriate fees, by 4:30 pm on the application deadline date.

APPLICANT INFORMATION - OWNER'S AFFIDAVIT MUST BE SUBMITTED WITH APPLICATION.

Contact Name: Stephen Gray
 Firm/Company: Hailfellow Mead Company
 Address: 4505 Lyman Run Circle, Apt 304 Owings Mills, MD 21117
 Phone: 443-980-0577 email: steve@hailfellowmead.com

OWNER INFORMATION

Name: Scott McCaskill
 Firm/Company: MCCASKILL PROPERTIES LLC
 Address: 220 WEST PATRICK ST. FREDERICK, MD 21701
 Phone: 301-668-7366 email: SCOTT@MCCASKILL-financial.com

TYPE OF CONDITIONAL USE

Please complete the appropriate section.

Home Occupation
 LMC Section 829

Name of Business:

Hailfellow Mead Company

Type of Business:

Winery

Description of Business:

A small winery specializing in honey wine, also known as mead. The business will consist of tastings, production and retail sales of product.

Other
 LMC Section 8

Name of Use:

n/a

Type of Use:

n/a

Description of Use:

PROJECT INFORMATION		
Project Location: (Street Address) 222 West Patrick Street		
Current Zoning: DB (Downtown Business)		
Current Use: Currently vacant		
FEES		
Type of Review	Fee	Total
Conditional Use Home Occupation	\$100.00	
All other Conditional Uses	\$650.00	\$ 650.00
JUSTIFICATION FOR CONDITIONAL USE		
<p>LMC Section 308(c) states that "The Zoning Board of Appeals may authorize conditional uses only when the Board finds that the following conditions exist."</p> <p>(Please respond to each condition statement in the area provided - use additional paper if necessary.)</p>		
<p>1. The proposed use is in harmony with the purpose and intent of the Comprehensive Plan and this Code.</p> <p>See attached</p>		
<p>2. The characteristics of the use and its operation on the property in question and in relation to adjacent properties will not create any greater adverse impact than the operation of any permitted use not requiring conditional use approval.</p> <p>See attached</p>		
<p>3. That the proposed activity will comply with all conditions and requirements set forth in this code, including any specific standards established in Article 8 of this Code (see 1-6 below for home occupations).</p> <p>See attached</p>		
FOR HOME OCCUPATION APPLICATIONS ONLY:		
<p>LMC Section 829(c) states that "Home occupations are permitted as a conditional use in all R, all D, NC and GC districts if all of the following conditions and requirements are met:"</p> <p>(Please respond to each condition statement in the area provided - use additional paper if necessary.)</p>		
<p>(1) The applicant must provide guarantees that the use of a property as a home occupation will not constitute a nuisance because of increased pedestrian or vehicular traffic, noise, or other activity associated with the use of the dwelling for business purposes which may be disruptive to the residential character of the neighborhood.</p> <p>N/A</p>		

(2) A home occupation must be secondary to the residential use of the property and shall be conducted totally within the dwelling. Not more than 20 percent of the floor area of the dwelling or 300 square feet, whichever is greater, may be devoted to a home occupation.

N/A

(3) Only one (1) person who is not a resident of the dwelling may be employed/work/volunteer on site in conduct of a home occupation.

N/A

(4) A home occupation may not result in any external evidence that a building is being used for any purpose other than a dwelling.

N/A


(5) Except for the permitted employee who may be employed, a home occupation may result in no vehicular traffic, except for a maximum of one (1) daily local home delivery from services such as UPS or FedEx, and in no case shall result in delivery by tractor-trailer trucks.

N/A

(6) If deemed appropriate, the Board may permit a home occupation for a specified period of time with periodic review and approval required to ensure conformity with the conditions and requirements.

N/A

I hereby attest that the information provided on and attached to this application is complete and correct.


Signature of Applicant/Agent

2/13/2014
Date

**Zoning Board of Appeals
Conditional Use Application
"Justification for Conditional Use"
Statement Responses for 1 – 3**

- 1. The proposed use is in harmony with the purpose and intent of the Comprehensive Plan and this Code.**

The proposed use is in harmony with the Land Management Code, as the proposed use is for a winery. This winery will be located at 222 West Patrick Street, which is in a DB zoned district, and is eligible for the establishment of this type of business as a conditional use.

With regards to the Comprehensive Plan for the City of Frederick, this proposed business is in harmony with the purpose and intent in the following ways:

- **Economic Development:** This project will take advantage of Frederick's location, and more specifically, this high traffic area of West Patrick Street, to help bring new sales to the city by offering a unique and interesting product. There are many wineries located within Frederick County, and only one other winery located within the city limits. These wineries focus on traditional grape wine, whereas this project will specialize and sell mead (honey wines) and mead variations. It is the hope of this project to draw customers in by piquing their interest, and keeping them by offering a high quality and great tasting product. This will allow for increased tax revenue for the city, as well as increased employment, as the intention is the eventually bring on staff to help maintain operations.
- **Community Character:** As this location is located right on a busy section of West Patrick Street, aesthetics will be especially important when it comes to drawing customers in. It is the intention of this project to respect its location and maintain and provide an attractive and traditional storefront.
- **Land Use:** This project will be in accordance with the land management code for the city of Frederick, as it will be a "conditional use" within the DB (Downtown Business) zoned area.

- 2. The characteristics of the use and its operation on the property in question and in relation to adjacent properties will not create any greater adverse impact than the operation of any permitted use not requiring conditional use approval.**

It is the intention of this project to cause no adverse impact for the adjacent properties, beyond what may be caused by a permitted use for this property. Production of the wine will be contained entirely within the premises, and any deliveries for supplies, ingredients and equipment will take place during normal business hours and only as needed.

Retail operations will occur just as they would for any other approved use, including as they would for a liquor store, which is a permitted use within the DB zone. Product purchased by customers will be for off-site consumption only. There will be no entertainment, or food service, and the only onsite consumption will be with tastings and samplings. There will be no large scale tasting events taking place at the site of the winery, as these will be reserved for offsite events arranged by the Maryland Wine Association, such as the Maryland Wine Festival.

3. That the proposed activity will comply with all conditions and requirements set forth in this code, including any specific standards established in Article 8 of this Code.

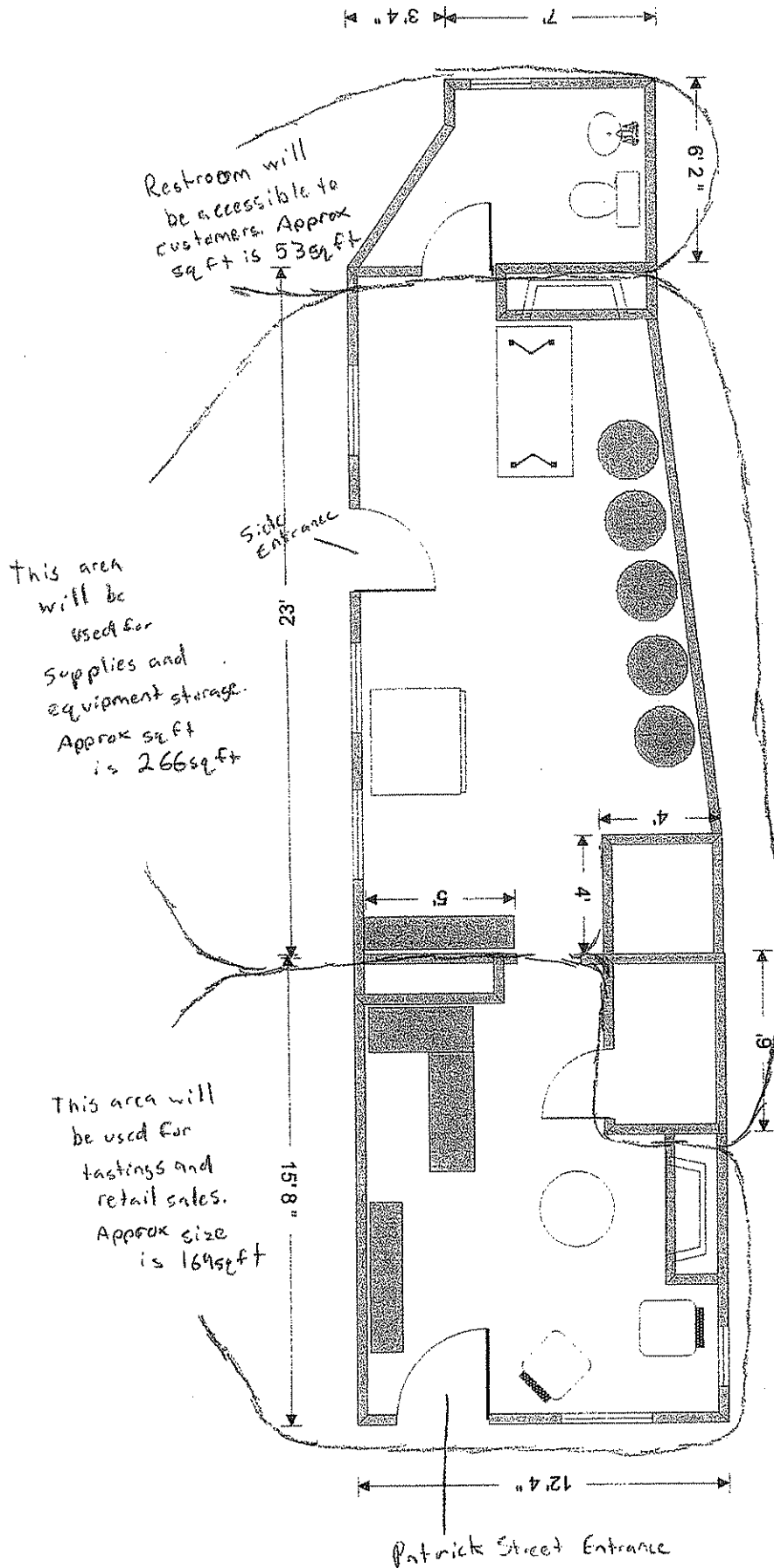
The LMC Use Matrix (Table 404-1) permits a winery as a conditional use in DB zoned districts within the City of Frederick. 222 West Patrick Street is in a DB zoned area, and thus meets this criterion.

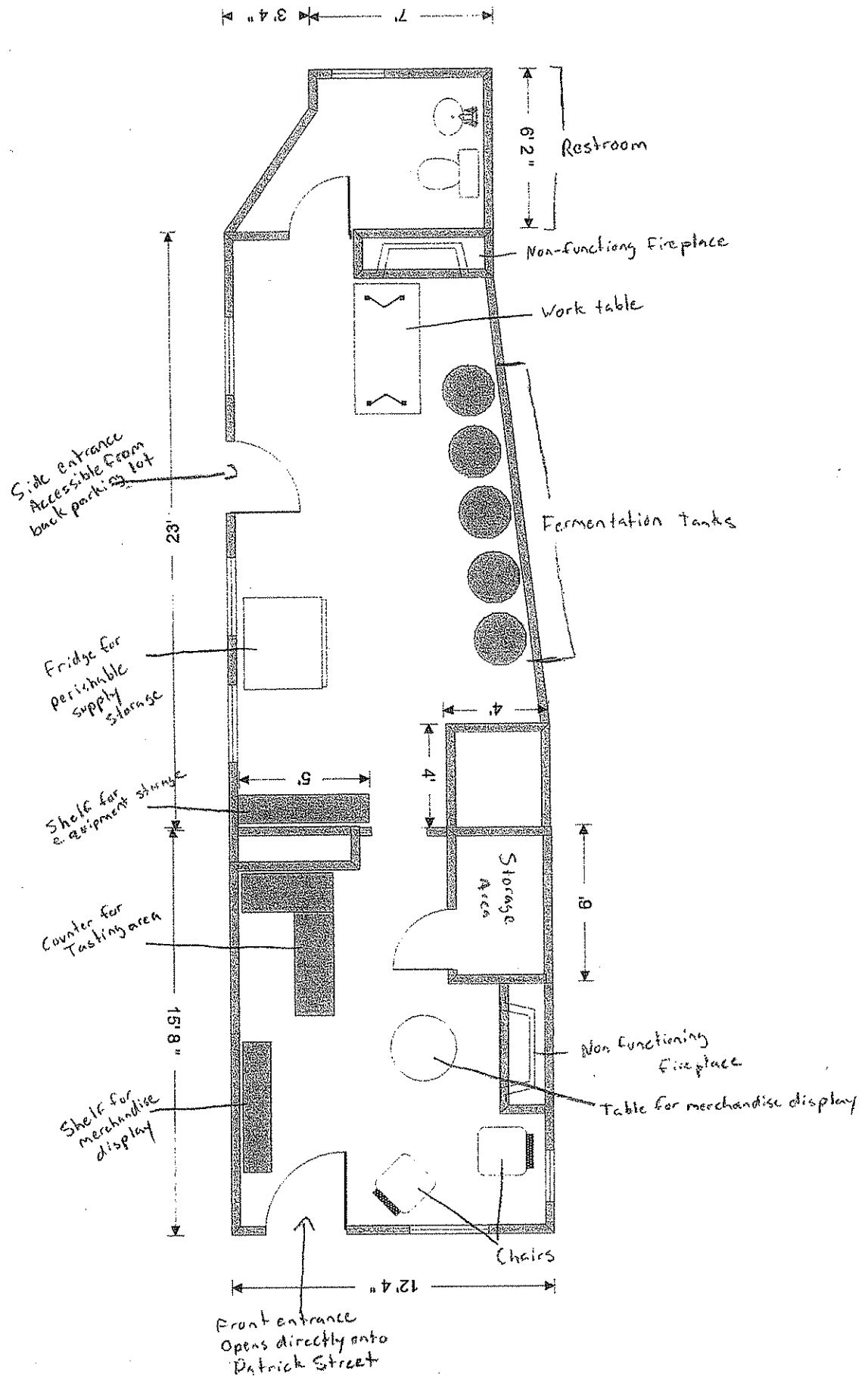
The proposed activity will also comply with the specific standards of LMC Section 8, Section 857 (Winery) as follows:

- a) Included with this application is a copy of the approved Articles of Organization for the LLC. Upon receipt of approval of conditional use with the ZBOA, all other necessary licenses and permits will be obtained on the Federal, State and Local levels. These licenses include the necessary city zoning permits and occupancy certificates, the Winery license and Class A Light Wine License with the Maryland Comptroller's Office, and the Bonded Winery permit with the Federal TTB (Alcohol and Tobacco Tax and Trade Bureau). Upon receipt of all necessary licenses and permits, copies will be provided to the ZBOA.
- b) Section B states that the winery structure may not be located less than 500 feet from a residentially zoned lot *except in the DB and MU zoning districts*. Due to the fact that the proposed location for this project is within a DB (Downtown Business) zoned area, this would not apply. However, the zoning map for the City shows that a buffer between this project and residentially zoned area is present, as the immediate area surrounding the proposed space is also zoned DB.
- c) Tastings and retail sales will occur at the site of the project, and the space devoted to this purpose will be approximately 169 square feet of the available 488 square feet. This is less than 40% of total square footage allowable per this section. Due to the size of the space, there will be no live entertainment or food service provided as part of this project.
- d) Included with this conditional use application is a floor plan which shows all components of the winery operations and their respective square footage. There will be no areas outside of

the building that will be used for events. Due to the location of the project, the minimum parking standard does not apply per Article 6, Section 607, Figure 607-1. However, a satellite view from Google Maps is being included in the application, which shows metered parking along West Patrick Street, as well as a common area parking lot behind the building that will be accessible on a first come, first serve basis.

- e) As the applicant, I guarantee that this project will not constitute a nuisance because of noise or other activities. Due to the fact that no entertainment or food service will be provided, I do not believe this will be an issue. Also, no full glasses or bottles of wine will be sold for onsite consumption. The only consumption will be for the purposes of tastings/samplings and these quantities will be small.
- f) For any special events that may take place outside of the premises of the winery, Section 867 of the LMC will be followed and all necessary permits and requirements will be obtained before proceeding.





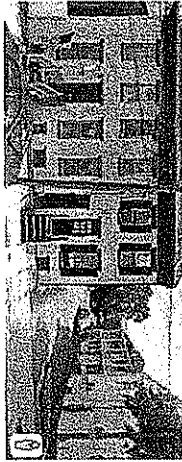
Google 222 West Patrick Street, Frederick, MD

Get directions

My places



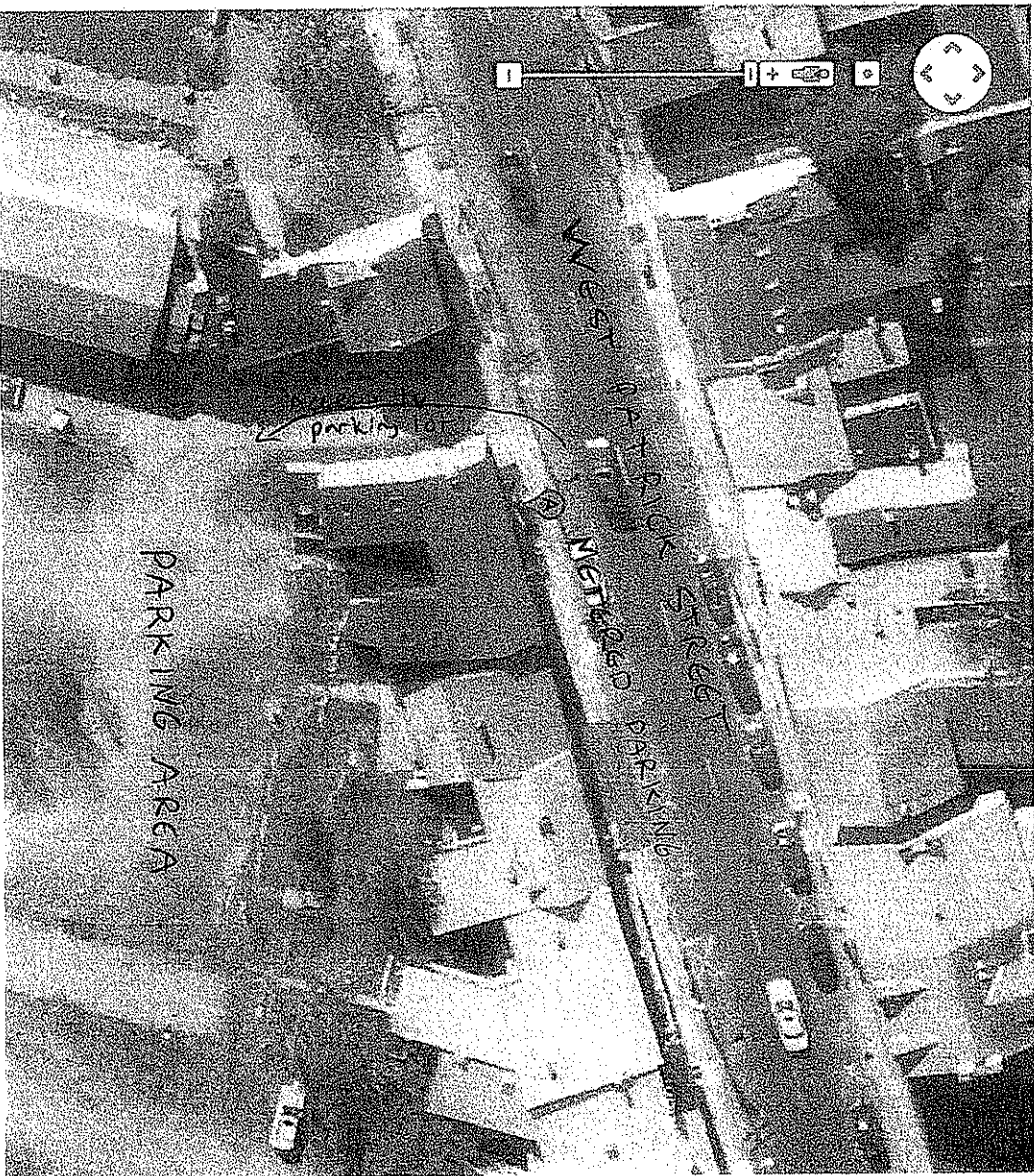
222 W Patrick St
Frederick MD 21702



Directions Search nearby Save to map more

Maps Labs Help

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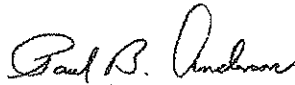


STATE OF MARYLAND
Department of Assessments and Taxation

I, Paul B. Anderson, Charter Administrator of the Maryland Department of Assessments and Taxation, hereby certify that the attached document, inscribed with the same Authentication Code, is a true copy of the public record of the **Articles of Organization** for
HAILFELLOW MEAD COMPANY, LLC

I further certify that this document is a true copy generated from the online service with the Department of Assessments & Taxation.

In witness whereof, I have hereunto subscribed my signature and affixed the seal of the State Department of Assessments and Taxation of Maryland at Baltimore on this **January 02, 2014**



Paul B. Anderson
Charter Administrator



301 West Preston Street, Baltimore, Maryland 21201
Telephone Balto. Metro (410) 767-1340 / Outside Balto. Metro (888) 246-5941
MRS (Maryland Relay Service) (800) 735-2258 TT/Voice
Fax (410) 333-7097

Online Certificate Authentication Code: **5000000000115112**
To verify the Authentication Code, visit <http://dat.maryland.gov/verify>

ARTICLES OF ORGANIZATION

The undersigned, with the intention of creating a Maryland Limited Liability Company files the following Articles of Organization:

- (1) The name of the Limited Liability Company is:

Hailfellow Mead Company, LLC

- (2) The purpose for which the Limited Liability Company is filed is as follows:

Hailfellow Mead Company will be a meadery located in Maryland. The company will produce and sell mead (honey wine) and mead variations.

- (3) The address of the Limited Liability Company in Maryland is:

4505 Lyons Run Circle, Apt 304, Owings Mills, MD, 21117

- (4) The Resident Agent of the Limited Liability Company in Maryland is:

Stephen Gray

whose address is:

4505 Lyons Run Circle, Apt 304, Owings Mills, MD, 21117

- (5) Signature(s) of Authorized Person(s):

Stephen Gray

- (6) Signature(s) of Resident Agent(s):

Stephen Gray

- (7) Filing party's name and return address:

**Stephen Gray, 4505 Lyons Run Circle, Apt 304,
Owings Mills, MD, 21117**

I hereby consent to my designation in this document.